

# ROADWAY ALIGNMENT

## MARGARET AVENUE CORRIDOR STUDY

### DESIGN PROCESS

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#### UNDERSTAND CLIENT NEEDS FOR CORRIDOR

Identify location/alignment of roadway  
Develop proposed roadway cross sections to accommodate future traffic generated from land use plan and incorporate enhancement concepts  
Provide facilities to promote non-vehicular movement  
Establish probable construction costs  
Identify preliminary right-of-way impacts

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#### DEVELOP GOALS AND OBJECTIVES FOR THE CORRIDOR ENHANCEMENTS

**Goal: Improve Roadway Function**  
Create a safe, functional, efficient, and attractive east-west connection between S.R. 63 and S.R. 46  
Promote pedestrian and bicycle movement throughout corridor

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#### GENERAL SITE ANALYSIS AND OPPORTUNITIES AND CONSTRAINTS

Identify existing area features including utility locations, drainage limitations, railroad crossings, right-of-way limits and environmental constraints.  
Generate and analyze existing and forecasted traffic and crash data.

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#### ALTERNATIVE ALIGNMENT EVALUATIONS

Establish design criteria based upon roadway functional classification, existing and forecasted land use, access management plans, and aesthetic/enhancement guidelines  
Analyze railroad operating data to determine validity of maintaining/removing grade crossings  
Identify right-of-way impacts associated with alternatives  
Identify probable construction costs associated with alternatives

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#### CORRIDOR RECOMMENDATIONS

**Recommendations Include:**  
Use land use as a means to identify districts and develop policies and programs to enhance the success of each district.  
Create a new paradigm development and redevelopment to include higher architectural design standards, home ownership programs, and focus on walkable communities.

### PROJECT PURPOSE

The purpose of the project is to provide scoping and preliminary design for the partial relocation and upgrade of Margaret Avenue creating a modern transportation facility from State Road 63 to State Road 46. The project intent is to eliminate existing congestion between intersecting major corridors in the developed areas along the 5 miles of Margaret Avenue, establish high quality access to new developments along the corridor, and provide for the free flow of traffic by means of grade-separations at the railroad crossings where necessary. In addition to these transportation related purposes, another purpose of the project is to establish certain portions of the eastern end of the corridor as a premier business address.

### CORRIDOR GOALS AND OBJECTIVES

While this corridor will ultimately provide critical east west mobility, a dual function will be the support and encouragement of positive economic development. This scoping study will identify the location of the newly aligned Margaret Avenue corridor, provide critical elements and guidelines to meet transportation infrastructure needs, and enhance the potential for up scale economic development along Margaret Avenue and State Road 46 through a collaborative plan that accomplishes the following critical objectives for the City:

- ◆ Promote a well designed transportation system that improves the safety and function of the corridor;
- ◆ Provide strong land-use direction strategically aligned with the economic development goals of the community;
- ◆ Discourage land development practices that compromise roadway capacity and destroy the character of the community;
- ◆ Advance economic development goals by promoting more efficient use of land and transportation systems;
- ◆ Enhance the visual appeal of the corridors to reinforce the positive development practices desired along the corridors; and
- ◆ Preserve the public investment in infrastructure.

### CORRIDOR DISTRICT BREAKDOWN

The Margaret Avenue Corridor currently consists of three distinct uses: industrial, commercial and residential. Today along the corridor you see these uses intermixed and there are no clear, distinct separations between land uses. Through the process of developing proposed land use scenarios and preliminary roadway alignments, the project team identified that distinct corridor districts were being created. The alignment responds to the districts which were determined by the surrounding land use.

Recognizing these distinct districts has several benefits:

- ◆ **Distinct edges-** Each proposed district consists of distinct edges. These edges can assist in future development and rezoning efforts. In addition, these edges are helpful in determining the level of treatment for sections of the corridor.
- ◆ **Hierarchy of Treatments-** By creating districts, corridor enhancements can be introduced at varying levels throughout the corridor, while keeping a consistent theme and aesthetic.
- ◆ **Community/ Neighborhood Spirit-** By creating defined districts, communities can identify themselves with a specific piece of the city. This will enable residents to take ownership in their specific district and will add to the enhancement and aesthetic of the community.

